

**Springerville Planning & Zoning Commission
Regular Meeting Minutes
June 10, 2009**

Present: Leah Chavez, Gary Deery, Robert MacKenzie, Dan Muth

Staff: Larisa Bogardus, Zoning Administrator

Public: Kevin Burk, Theresa Perry, Jim Muth, Ron Thebeau, Susan Silva, Council Liaison Bill Lucas

1. CALL TO ORDER

Chairman Leah Chavez called the meeting to order at 7:00 p.m.

Roll Call: Present: Leah Chavez
Gary Deery
Robert MacKenzie
Dan Muth

PUBLIC PARTICIPATION: None.

ADMINISTRATION

2. **MINUTES:** MacKenzie/Cavanaugh motion to approve the minutes of the regular meeting held May 4, 2009. Passed 4-0.
3. **ZONING ADMINISTRATOR'S REPORT:** Ms. Bogardus said the bathrooms had been completed on both ends of town hall and the exterior doors, stucco repair and painting should begin soon. The Town was awarded a Safe Routes to Schools program grant, which is required to apply for infrastructure grants, the Town's ultimate goal. Staff are talking to a property owner whose septic is failing about extending sewer service to County Road/Chiricahua Trail. The line would be designed to service as many customers as possible.
4. **LIAISON REPORTS:** Commissioner MacKenzie said no council actions pertained to P&Z, but he was happy to report that there would be a fireworks display on the Fourth of July. He asked for another commissioner to take on the liaison duties. Commissioner Muth volunteered. Councilman Lucas said council has been working on budget, grants and contracts.

OLD BUSINESS

5. **CUP 2009-C001B:** Consider an application by Theresa Perry for a conditional use permit to erect a fence over 4 feet in height at 108 N. C St. (parcel 105-42-001). Chairman Chavez explained this came back because the notifications were not made properly the first time it was considered. Mr. Thebeau said he was concerned about visibility for vehicles coming out of the alley. Jim Muth said there is no turn radius requirement for alleys and there is a 90-degree fence line at the eastern end of the same alley. Commissioner Muth noted that according to the survey pins, people have been trespassing on Ms. Perry's property in the mistaken belief that it was the alley. Ms. Bogardus said Wayne Kinman was unable to attend but had expressed concerns about visibility and asked the commission to consider requiring a chain link fence instead of welded wire. Commissioner Muth suggested Mr. Kinman

offer to share the difference in cost with Ms. Perry for the line between their properties.

MacKenzie/Cavanaugh motion to uphold the permit as approved during the May 4 meeting. Passed 4-0.

OLD BUSINESS

6. MASTER PLAN: Discuss developing policies and interpretations associated with the municipal master plan.

Chairman Chavez asked Commissioner Muth to lead the discussion. Commissioner Muth said he felt the Tejido plan from 2007 was a duplication of effort. Ms. Bogardus explained the Town is mandated by Growing Smarter legislation to update its master plan every 10 years. Unfortunately, many rural areas have not experienced the growth of urban areas and few changes are really needed. Speaking as a citizen, Mr. Thebeau commented that there are no criminal penalties assessed if a town fails to comply with state regulations, and he didn't see why the town adopted a new master plan if the original was adequate.

Commissioner Muth said the old master plan focused on the east side of town south of US 60, which is where most of the growth potential is. Tejido's plan does not include a transportation plan, while the 1995 plan identified several links with Eagar east of Cemetery Hill. He also said an annexation plan was needed. Ms. Bogardus said most responses to an annexation survey were negative. Commissioner Muth said a neighborhood meeting might change their minds. Jim Muth suggested the Town look at Eagar's annexation plan, which includes a portion of the airport runway. Commissioner Muth advised annexing the state lands in Sections 32, 31 and 6.

It was decided to discuss a few of the 15 talking points during upcoming meetings. Consensus was that elements 1 (water and wastewater data); 7 (Existing Conditions from the 1995 plan); and 15 (Annexation plan) will be discussed first. Depending on the amount of business on the July agenda, the work session may be combined with the regular meeting.

7. ADJOURNMENT: Muth/MacKenzie motion to adjourn. Passed 4-0.

The meeting adjourned at 8:12 p.m.

Leah Chavez, Chairman